The Minutes of the Regular Meeting of the Village of Haverstraw Board of Trustees on Monday August 18, 2025 beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL	Trustee Bueno	- Absent
	Trustee Carlevaro	- Present
	Trustee Santana	- Present
	Trustee Sena	- Present
	Mayor Kohut	- Present

Mayor Kohut: The Mayor opened the meeting with the first Public Participation of the night and there were no participants.

The mayor announced that there was a Public Hearing scheduled for a Special Use Permit at 147 Route 9W – an adult cannabis dispensary – and he invited the applicants to come forward.

Kerrie Larson, 100 Franklin St., Boston, MA., representing the applicant: Ms. Larson explained that they had been before the Board in May for a Special Use permit and part of the permitting required 3 variances which they have received approval from the Zoning Board.

Mayor Kohut entertained a motion to open the Public Hearing.

RESOLUTION # 157 - 2025

Motion by: Rich Sena
Seconded by: Joel Santana
Motion Carries: All

Ms. Larson continued with the comments from Rockland County.

- Special uses being subject to higher review.
  - They are complying with all necessary government regulations
- Parking spaces may be within the right-of-way
  - The plan has been altered to move the parking spaces and they are no longer within the right-of-way
- Opaque fence requirements to be complied with
  - The plan has been amended to comply with this requirement, and a variance has been approved as necessary
- NYS Department of Transportation shall be given the opportunity to review the proposal
  - The applicant accepts that comment
- Review must be done by the Rockland County Department of Health to comply with Article 19 – Mosquito Control
  - The applicant accepts that comment
- A review must be completed by the Rockland County Fire & Emergency Services, Village of Haverstraw Fire Inspector or the Haverstraw Fire District
  - This has been completed
- All proposed signage must be shown on the site plan and be in compliance with Village Code

    - Applicant accepts this comment and has received the necessary variances
- A lighting plan shall be provided that shows fields of illumination, intensity of candle limits is less than .1 at the property line etc.
    - This is the only comment that the applicant has alterations on

Arlenis Domiguez, 511 Broad St., Glen Rock, NJ, licensed architect on the proposed plan: Ms. Dominguez explained that although the County mentions a .1 candle limit at the property line, at the last meeting with the Board it was decided the .1 limit is not bright enough. For the safety of the parking, they are adhering to Haverstraw's requirement of an average of 3 ft. candles within 25 feet of the entrance. Towards the side property line, the lighting will reach .7 rather than .1 and the lights are shielded so there will be no direct lighting.

Additionally, the Village Board had requested that they remove the security sliders and they've done so. Also requested that delivery service be incorporated and the applicants have added that to their site plan and operational plans. Fencing along the north side has been adhered to and planter boxes have also been added. The façade update has been completed and is now symmetrical. A "No Onsite Consumption" sign has been added out front and there will also be similar signage inside. The floor area calculation has been corrected.

Ms. Larson also added that they have been to the ARB, ZBA and Planning Board and have received all required approvals.

Trustee Santana suggested that the top of the bollards might be more visible with yellow painted on top.

Mayor Kohut entertained a motion to close the Public Hearing.

RESOLUTION # 158 - 2025

Motion by: Joel Santana
Seconded by: Gil Carlevaro
Motion Carries: All

Mayor Kohut entertained a motion to approve the Special Use Permit for the cannabis dispensary at 147 Route 9W.

RESOLUTION # 159 - 2025

Motion by: Gil Carlevaro
Seconded by: Joel Santana
Motion Carries: All

Mayor Kohut asked about the timeline for construction/renovations. Ms. Larson stated that the intended timeline is 3 months.

Trustee Sena asked if the applicant had closed on the building and Ms. Larson stated that they had.

Ramya Ramanathan, Planner representing the applicant on 12 Fairmount Ave.: Ms. Ramanathan explained that they were seeking a Special Use Permit for the project that involves an existing 1-story structure and they want to install a 2-story addition with 4 units on each floor. Tonight, they are seeking a Neg. Dec. so they can proceed with the necessary Board approvals.

Mayor Kohut stated that they had passed a Resolution the previous month declaring their *intent* to be Lead Agency on the project and he now entertained a motion to declare themselves Lead Agency on the project.

RESOLUTION # 160 - 2025

Motion by: Gil Carlevaro
Seconded by: Rich Sena
Motion Carries: All

Mayor Kohut entertained a motion to adopt the Negative Declaration for this project.

RESOLUTION # 161 - 2025

Motion by: Gil Carlevaro
Seconded by: Joel Santana
Motion Carries: All

Mayor Kohut entertained a motion to refer the project to the ARB, ZBA and the Planning Boards.

RESOLUTION # 162 - 2025

Motion by: Rich Sena
Seconded by: Joel Santana
Motion Carries: All

Mayor Kohut:
REPORTS OF VILLAGE OFFICIALS

VILLAGE ATTORNEY, Jay Hood, Jr.: Counselor Hood had nothing to report.

VILLAGE TREASURER, Alicia Boudreau: Ms. Boudreau had nothing to report.

MAYOR'S REPORT, Mayor Kohut: The Mayor reported that the Board had received a request from Full Fledged MC to host the 3rd Annual Bookbag Giveaway & BBQ at Emeline Park on August 23rd with a rain date of August 30th.

Mayor Kohut entertained a motion to approve the request.

RESOLUTION # 163 – 2025

Motion by: Gil Carlevaro
Seconded by: Rich Sena

Motion Carries: All

Mayor Kohut entertained a motion to approve a request from the Quisqueya Club to use the parking lot on Broad Street and Broadway for a community event on Sunday September 7th from 11 am to 7 pm. (Burgers, hotdogs, water, soda & live music)

RESOLUTION # 164 - 2025

Motion by: Gil Carlevaro
Seconded by: Rich Sena
Motion Carries: All

Mayor Kohut stated that 3 estimates were received for fencing around Lady Warren Firehouse (Homestead @ $21,925, Yaboo @ $31,500 & Fesco @ $17,581.09) and he entertained a motion to approve the lowest estimate from Fesco Fence.

RESOLUTION # 165 - 2025

Motion by: Gil Carlevaro
Seconded by: Joel Santana
Motion Carries: All

Mayor Kohut entertained a motion to approve the amending Bond resolution that will extend the life of the BAN for the sweeper to 15 years.

RESOLUTION # 166 - 2025

Motion by: Rich Sena
Seconded by: Joel Santana
Motion Carries: All

Mayor Kohut entertained a motion to approve the request for the speed bump on Liberty Street.

RESOLUTION # 167 - 2025

Motion by: Gil Carlevaro
Seconded by: Rich Sena
Motion Carries: All

Mayor Kohut entertained a motion to authorize his signature to the proposal from SCS Engineering for the 2025 Annual Monitoring & Inspection at the ball field, at a cost of $7,500.

RESOLUTION # 168 - 2025

Motion by: Gil Carlevaro
Seconded by: Joel Santana
Motion Carries: All

Mayor Kohut entertained a motion to drop the following volunteer firefighters from the Village of Haverstraw active rolls:

- Jeff Carpio – Lady Warren #5
- Angel Torres – Relief Hose #3

- Jeffery Ledesma – Relief Hose #3

RESOLUTION # 169 - 2025

Motion by: Gil Carlevaro
Seconded by: Rich Sena
Motion Carries: All

The Mayor read the following adjustments to the 2024-2025 and 2025-2026 budget years submitted by Shannon Modafferi, Village Accountant:

2025-2026 BUDGET ADJUSTMENTS						
Acct. #	Account Name	Increase Appropr.	Decrease Appropr.	Increase Revenue	Decrease Revenue	Description
A.3010.21	Cameras	4,394.30				Camera Project
A..4089	Federal Aid			4,394.30		Camera Project

2024-2025 BUDGET ADJUSTMENTS						
Acct. #	Account Name	Increase Appropr.	Decrease Appropr.	Increase Revenue	Decrease Revenue	Description
A..3089	State Aid				33,943.75	Didn't spend all $ this year for Facade
A.1440.430	DRI Façade		33,943.75			Didn't spend all $ this year for Facade
A..3089	State Aid				2,700	LWRP reduced grant
A.1990.4	Contingency		2,700			LWRP reduced grant
A..3089	State Aid				15,000	Didn't spend all $ this year for Parking Study
A.1440.47	Parking DRI		15,000			Didn't spend all $ this year for Parking Study
A..3089	State Aid			50,000		7-9 McKenzie purchased in 2023
A.1990.4	Contingency	50,000				7-9 McKenzie purchased in 2023

Mayor Kohut entertained a motion to approve the above budget adjustments.

RESOLUTION # 170 - 2025

Motion by: Rich Sena
Seconded by: Joel Santana
Motion Carries: All

The Mayor had nothing further to report.

Mayor Kohut:
REPORTS OF STANDING COMMITTEES

FIRE & ORDINANCES – Trustee Rafael Bueno Sr.: Trustee Bueno was absent so Trustee Carlevaro read the following report of fire activity for the month of August 2025, submitted by Fire Chief Tom Price.:

Total Alarms	-	28
General Alarms	-	22
Special Calls	-	6
Mutual Aid Calls	-	0
Structure Fires	-	2
Cooking Fires	-	1
Electrical Fires	-	1
Brush Fires	-	2
Toxic Condition	-	1
Pump Out/Water Leak	-	2
Extradition/Accident Calls	-	1
Stuck Elevator	-	2
Good Intent/Misc.	-	3
False Alarms	-	14
Total Manpower Responding	-	335 members

Nothing further to report.

PUBLIC WORKS, BUILDINGS & GROUNDS: Deputy Mayor Carlevaro read the following report submitted by Osvaldo Reyes, Commissioner of Public Works, as of August 18, 2025:

TASK LIST

- Installed cover on the traffic light pole Broadway & New Main
- Trim trees on Broadway, Main and New Main
- Paint crosswalks throughout the Village
- Installed new STOP sign on Maple and Tor, W. Broad & Maple
- Board up house #3 on Clove Ave
- Set up and clean up for the Latin Day Parade
- Blacktop pot holes on Riverside, Westside and Knights of Columbus parking lot
- Maintenance on the Village park – cut & trim
- Blacktop a section and new speed bump on McKenzie
- Replace a sewer manhole at the end of Hudson

Deputy Mayor Carlevaro had nothing further to report.

YOUTH & FAMILY SERVICES - Trustee Rich Sena: Trustee Sena reported on the following activities at the Community Center:

- Projects continue
- Summer Camp & Summer Youth program ended on August 15th
- Sunriver Health & the community center collaborated on a Health Fair Program
- 300 bookbags were distributed

(Note: Trustee Sena was in attendance when camp ended and there were kids crying because they didn't want it to end.)

Trustee Sena had nothing further to report.

BUILDINGS & CODE ENFORCEMENT – Trustee Joel Santana: Trustee Santana read the following report submitted by the Building Inspector, Ruben Berrios, for the period of July 21st through August 15th 2025:

Rental registrations	-	0
Miscellaneous inspections	-	578
Complaints	-	13
Municipal searches	-	12
Construction inspections	-	9
Violations/Tickets	-	6
Building Permits & C.O.'s	-	11

Fines collected at court - $0

Trustee Santana had nothing further to report.

MINUTES: The Mayor presented the Minutes of the July 21, 2025 Regular Meeting for approval by the Board.

Mayor Kohut entertained a motion to that effect.

RESOLUTION # 172 - 2025

Motion by: Gil Carlevaro
Seconded by: Rich Sena
Motion Carries: All

Mayor Kohut:
OLD BUSINESS None

NEW BUSINESS None

Mayor Kohut:
2nd PUBLIC PARTICIPATION None

Mayor Kohut: With no further business to be conducted by the Board, the Mayor entertained a motion to adjourn the meeting.

RESOLUTION # 173 - 2025

Motion by: Rich Sena
Seconded by: Gil Carlevaro
Motion Carries: All

Respectfully submitted by,
Judith Curcio